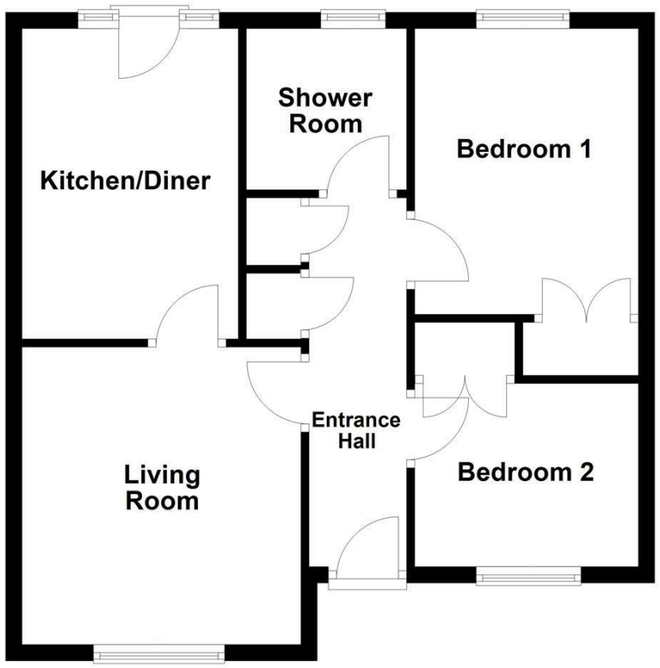
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





3 Hazel Bank, Wakefield, WF2 0FB

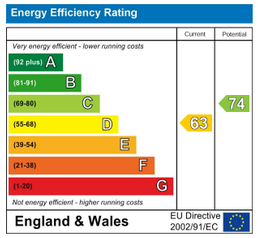
For Sale Leasehold 75% Shared Ownership £145,950

Nestled within a cul-de-sac in the sought after location of Alverthorpe, this well presented two bedroom semi detached true bungalow offers spacious and well proportioned accommodation throughout for the over 55's. Boasting ample reception space, and attractive gardens to both the front and rear, in addition to off road parking, this property is certainly not one to be missed.

The accommodation comprises an entrance hall providing access to the loft, two useful storage cupboards, and doors leading to the living room, both bedrooms, and the brand new shower room. Both bedrooms benefit from double door fitted storage wardrobes. The living room leads seamlessly through to the kitchen diner, which is positioned to the rear of the property. Externally, the front garden is predominantly pebbled with paved and planted features, complemented by mature shrubs and enclosed by a low level timber fence. A paved pathway leads to the front entrance, alongside a block paved driveway providing off road parking for one vehicle. To the rear, the garden is also mainly pebbled and features a paved patio area, ideal for outdoor dining and entertaining. The space is enhanced by mature shrubbery, a designated area for a garden shed, and is fully enclosed by walls and timber fencing, making it suitable for both pets and children.

The property is ideally located for a wide range of buyers, particularly those looking to downsize and enjoy single level living. A variety of local amenities, including shops, schools, and well regarded public houses, are within walking distance, with a broader selection available in Wakefield city centre. Excellent transport links are nearby, including regular bus routes and two train stations offering connections to Leeds, Manchester, and London. The M62 motorway network is also just a short drive away, providing convenient access for those commuting further afield.

An early internal inspection is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
14'10" x 3'11" (4.53m x 1.21m)
Timber frame front door featuring frosted and stained glass panels, central heating radiator, loft access, access to two storage cupboards, and doors leading to two bedrooms, the shower room, and the living room.

LIVING ROOM
11'11" x 11'3" (max) x 11'1" (min) (3.65m x 3.45m (max) x 3.38m (min))
UPVC double glazed window to the front, central heating radiator, wall mounted electric fireplace, and a door leading through to the kitchen diner.



KITCHEN DINER
12'0" x 8'8" (3.68m x 2.65m)
Fitted with a timber frame door leading to the rear, central heating radiator, a range of wall and base shaker style units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with partial stainless steel splashback and extractor hood above, integrated oven, space and plumbing for a washing machine, space for a fridge freezer, Ideal combi boiler housed within, and a breakfast bar with worktop over.

BEDROOM ONE
9'0" x 11'6" (2.75m x 3.51m)
UPVC double glazed window to the rear, central heating radiator, and access to a double door storage cupboard/wardrobe.



BEDROOM TWO
9'0" x 7'4" (2.75m x 2.25m)
UPVC double glazed window to the front, central heating radiator, and access to a double door storage cupboard/wardrobe.



SHOWER ROOM
6'2" x 6'5" (1.90m x 1.97m)
A timber frame frosted double glazed window to the rear, central heating radiator, extractor fan, low flush WC. The shower room comprises of a brand new suite including a ceramic wash basin set within a storage unit with mixer tap, and a walk-in shower cubicle with electric shower attachment, glass shower screen, and half tiling.



OUTSIDE
To the front of the property is a mainly pebbled garden with paved and planted features, mature shrubs, and a timber fence boundary, along with a paved pathway leading to the front door and a block paved driveway providing off road parking for one vehicle. The rear garden is also mainly pebbled with paved features, incorporating a paved patio area ideal for outdoor dining and entertaining, mature shrubbery, and space for a garden shed. The garden is enclosed by walls and timber fencing, making it suitable for both pets and children.



LEASEHOLD
There is a monthly charge of £34.24 (per calendar month). The remaining term of the lease is 98 years (2026). A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.